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SCHEDULE 22 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO22**

SAN REMO RESIDENTIAL GROWTH AREA

This schedule applies to land contained within Lots 1 & 2 TP78297W, Lots 1 & 2 TP821186R and Lot 7 PS302496J. This land is bound by Phillip Island Road (north), Potters Hill Road (east) and the existing residential land (west).

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Agriculture and any buildings or works associated with the use of the land for agricultural purposes.
- A fence.
- Minor drainage works.
- Minor earthworks.
- To remove, destroy or lop vegetation.

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Requirements for a development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

Any approved development plan may be amended to the satisfaction of the responsible authority.

A development plan is to be a combination of a report and a diagram and must include the following where relevant:

General

- A site description, detailing the site conditions including its topography
- Indicative staging of the subdivision.
- Subdivision and road layouts that integrate with and facilitate access to the existing San Remo township to the west, and future residential development to the south.

Infrastructure

- Transport connections including main internal road layouts and connections to existing road networks.
- Transport connections to the south of the site to provide for future links.
- Opportunities for public transport.
- A convenient and safe pedestrian network in accordance with the Bass Coast Shire adopted Bicycle Strategy.
- A north – south pedestrian / bicycle link.

- A direct pedestrian link along the frontage of the subject site on Phillip Island Road to Marine Parade, and Potters Hill Road
- No lots having direct vehicular access from the subject land to Phillip Island Road
- A conceptual drainage strategy for the entire area.
- Identification of servicing constraints and opportunities.

Open Space

- Provides useable public open space (as required) which:
 - Is in accordance with Clause 56.05-2 of the Bass Coast Planning Scheme
 - Is clearly visible and accessible to residents within the site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of future residents
 - Is located with any natural features that may exist on the site including creeks, rivers and existing vegetation
 - Does not provide for lots backing onto the public open space reserve and roads (where appropriate)
 - Includes shared path linkages internally and with nearby coastal environs.

Environment

- Identification of areas not suitable for development.
- Details of the treatment interface with and setback of development from Phillip Island Road.
- Identification of environmental issues, opportunities and constraints (including native vegetation precincts).
- Protection of significant vegetation.

Development

- Identification of any areas suitable for medium density housing.
- Linkages and connections to existing and future residential areas.
- The layout of the development, detailing the various precincts within the site.

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Requirements for planning permits

An application for a planning permit must be accompanied by the following (where appropriate and relevant):

- A town planning report outlining how the proposed development responds to the State Planning Policy Framework, the Local Planning Policy Framework and other relevant sections of the Bass Coast Planning Scheme including Clause 56.
- A report outlining how the proposed development is consistent with the objectives and requirements of the development plan.
- A stormwater management plan detailing how stormwater will be collected, treated and re-used within the development, with particular emphasis on minimising impacts on the Western Port Ramsar site, and the removal of sediment, litter and other wastes from stormwater prior to discharging from the site.

- A flora and fauna report for the site prepared by a suitably qualified expert, which includes, but is not limited to, the identification of vegetation on the site (including species), its current health, its significance in the local, regional, state and national context, measures required to protect significant vegetation, and the identification of any vegetation to be removed.
- Building envelopes on lots that contain significant vegetation.
- A report which addresses how community sustainability issues are incorporated in the proposed development and how community infrastructure needs generated by the proposed development will be met by the relevant providers.
- A Cultural Heritage and Archaeological Assessment for the site.
- A Traffic Impact Assessment and Management Plan for the proposed development prepared by a suitably qualified person.
- Details of the availability and connection to relevant services, including provision for the connection to reticulated gas services.
- Details of how liquid wastes from the proposed development will be treated in a manner that will be capable of re-use.
- Any other matters as deemed appropriated by the responsible authority, which the planning permit should take account of based on the specific characteristics of the land.

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Conditions for planning permits

A planning permit must include the following conditions, as appropriate:

- Any conditions identified in the development plan.
- A condition requiring the preparation of an Environment Management Plan for both the construction and operational phases prior to the commencement of works.
- A condition requiring the preparation of a Landscape Plan that shows the location, size and species of existing vegetation, vegetation to be retained, removed or lopped and new planting on road reserves and open space areas.
- A condition requiring the preparation and approval of a Construction Management Plan prior to the commencement of any works.
- A condition requiring detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- A condition requiring all electricity supplies for the development to be provided underground.
- A condition requiring the preparation and approval of detailed civil construction plans for drainage, vehicle and pedestrian access and car parking.
- A condition requiring street lighting to be designed and provided.